



REGENT  
ESTATES



# HEDGEHOG WAY, BERKHAMSTED

£500,000 Freehold

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## ACCOMMODATION

Immaculate Modern Semi Detached home with Spacious Living, Lovely Garden & Excellent Location

This immaculate two-bedroom double home offers stylish, spacious accommodation with driveway parking for two cars and a rear garden — perfect for modern living and entertaining.

### Ground Floor

Step into a welcoming entrance hall with a convenient WC. The modern fitted kitchen is fully equipped with integrated appliances, including a fridge/freezer, washer/dryer, and dishwasher. To the rear, the spacious living and dining area is beautifully decorated and features engineered oak wood flooring and patio doors that open onto the garden. A large understairs cupboard offers excellent additional storage.

### First Floor

Upstairs, you'll find two generous double bedrooms, the second bedroom offers ample space for guests or a home office. The contemporary, fully tiled family bathroom includes a bath with shower over, WC, and basin.

### Garden

The rear garden features two patio areas and a useful garden shed — providing the ideal setting for outdoor relaxation and entertaining.

### Additional Features

Built in 2022 by Taylor Wimpey

## LOCATION

## OUTSIDE

## IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

## VIEWING

Strictly by appointment through Regent Estates.

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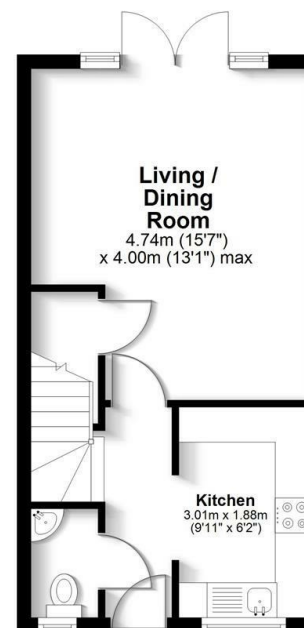






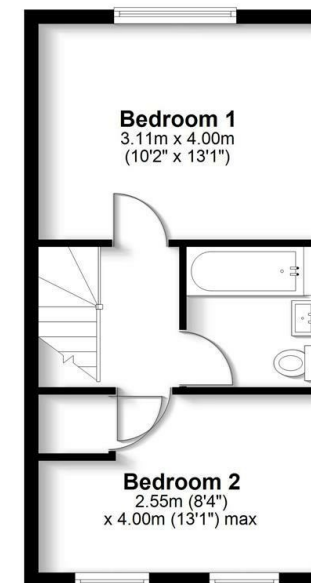
### Ground Floor

Approx. 31.4 sq. metres (337.9 sq. feet)



### First Floor

Approx. 31.5 sq. metres (339.0 sq. feet)



Total area: approx. 62.9 sq. metres (676.9 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - Unauthorised reproduction prohibited.  
Plan produced using PlanUp.

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